

The Old Vicarage, Temple Grafton, Warwickshire





A fine **Victorian family home** with ancillary accommodation and 3.8 acres of gardens and grounds.

Distances

Stratford-upon-Avon 6 miles, Alcester 4 miles, Honeybourne 5 miles, M40 (J15) 11 miles, Warwick and Warwick Parkway Station 13 miles (intercity trains to Birmingham, and London Marylebone from 69 mins), Broadway and the Cotswolds 15 miles, Birmingham International Airport 22 miles, Leamington Spa 14 miles (all distances and are time approximate)

Situation

The Old Vicarage situated in the heart of this excellent village. Temple Grafton is a popular village with an excellent local primary school, two public houses, parish church and village hall. Day-to-day requirements can be found at Bidford-on-Avon and Alcester, with a Waitrose store and a comprehensive range of shopping and recreational facilities in Stratford-upon-Avon.



5



3



4



EPC

E

Tenure

Freehold

Local Authority

Stratford on Avon District Council:
01789 267575

Council Tax

Band G



There is a wide range of state, private, and grammar schools in the area that suit most requirements, including grammar schools at Alcester and Stratford-upon-Avon. There is excellent access to the M40 leading to Birmingham and London, and the M5 gives access to the Southwest. Intercity trains run from Evesham to London Paddington and Warwick Parkway to Birmingham and London Marylebone.

There are racecourses at Stratford-upon-Avon, Warwick and Cheltenham and bridleways and footpaths for country walks. Stratford-upon-Avon is the region's cultural centre with the Royal Shakespeare Theatres.

The property

The Old Vicarage is situated in the heart of the village and dates back to 1875. One enters the property via the entrance hall with stairs rising to the first floor and doors radiating to the principal reception rooms, which include a delightful drawing room with bay window and feature fireplace housing a wood burning stove, a large dining room with double doors opening out to the rear and a sitting room again with feature fireplace.

The hub of this family home is sure to be the kitchen/dining/family room. The kitchen area has a great range of wall and base units sitting beneath granite worktops and a central island with integrated appliances, including a four oven AGA.



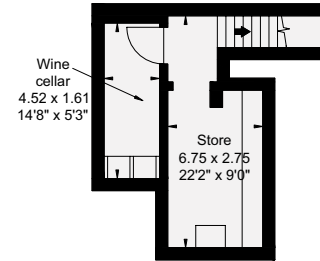
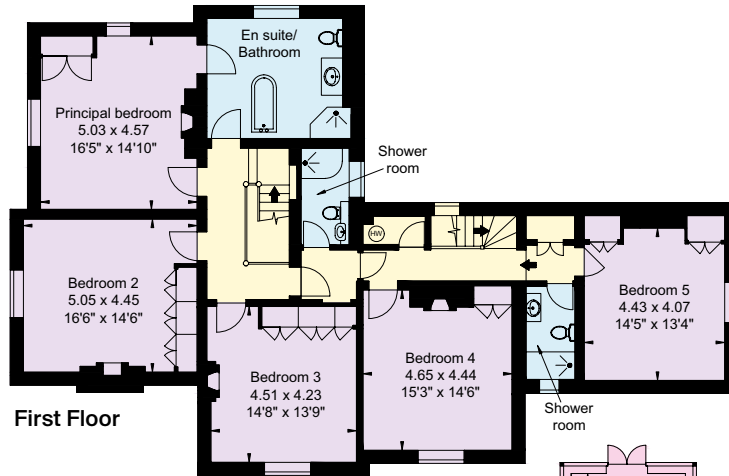


There is ample space for a dining table and seating area, with an oak-glazed extension with double doors opening out to the rear gardens, which is a particular feature of this room. The ground floor is complimented further by the home office, utility, pantry, store room, and two cloakrooms.

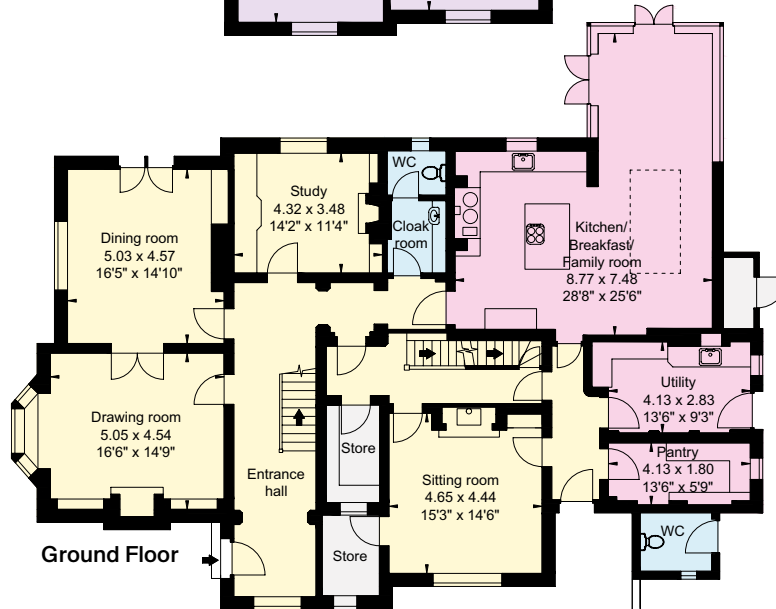
The first floor benefits from a principal bedroom suite, four further bedrooms all of a great size and two shower rooms.



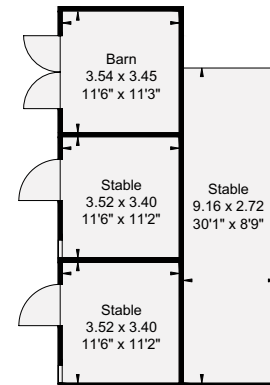
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



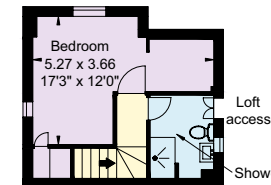
Cellar



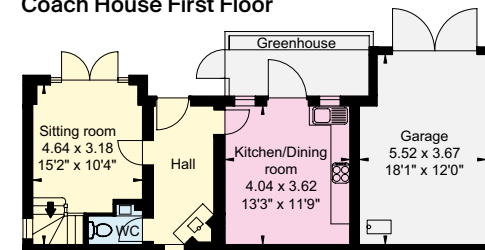
Ground Floor



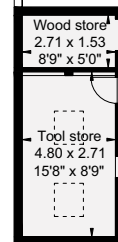
Outbuildings



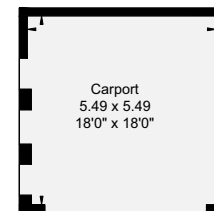
Coach House First Floor



Coach House Ground Floor



Outbuilding



Not shown in actual location / orientation

Approximate Gross Internal Floor Area

House: 431 sq m (4,640 sq ft)

Coach House: 64 sq m (690 sq ft)

Outbuildings: 141 sq m (1,518 sq ft)

inc. Garage/Greenhouse

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Coach House

The Old Vicarage is enhanced further via the one bedroom coach house, which comprises an entrance hall, dining kitchen, and sitting room on the ground floor, with a double bedroom and shower room above. The Coach House works well for relatives and guests or could provide an income (subject to planning) via renting the property.

Gardens and grounds

The property is accessed via a gated driveway, which allows parking for several cars and gives access to the carport and wood stores.

The Old Vicarage sits centrally within its plot. The property benefits from being wrapped within well-stocked formal gardens and grounds.

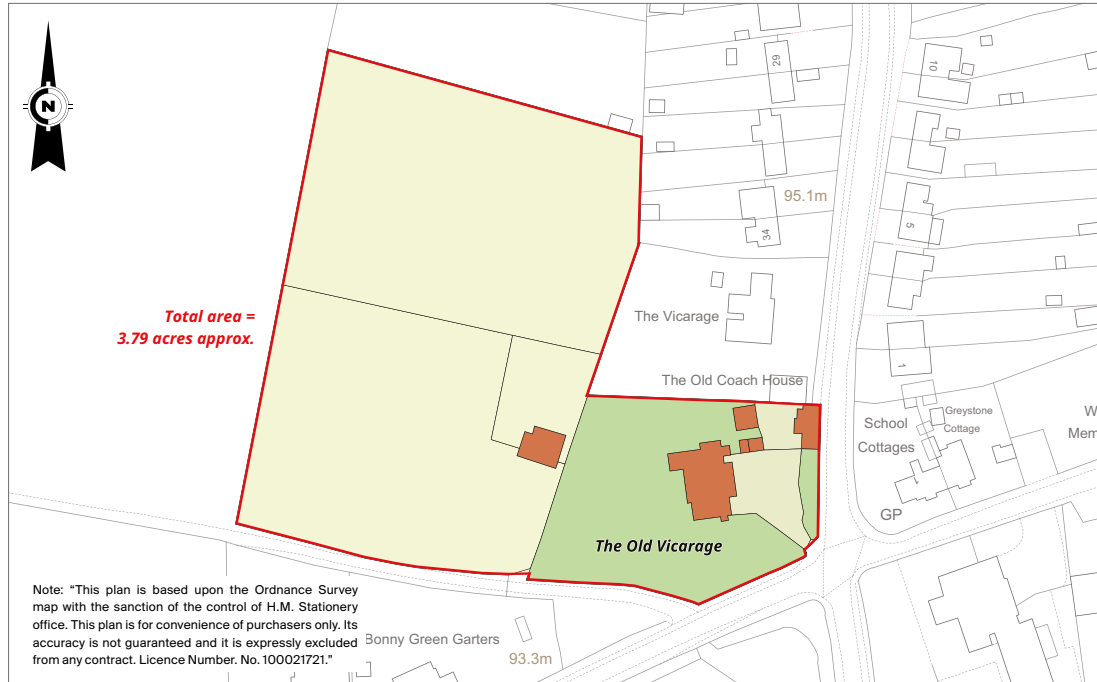
Being mainly laid to lawn with herbaceous shrub beds and borders, the delightful gardens are certainly to be admired with several patio areas allowing one to enjoy the tranquillity of this delightful location and a range of mature trees allowing one to find the shade throughout the day.

Beyond the formal gardens, further land with stabling ensures the property lends itself well to the equestrian purchaser.









Services

Mains electricity and water are connected to the property. Oil-fired central heating. Private drainage. Solar panels.

Fixtures and fittings

All those mentioned in these sales particulars, together with fitted carpets, are included in the sale. All others, such as curtains are excluded but may be made available by separate negotiation.

What3words

///issue.tropic.compress

Viewing

By prior appointment only with the agents.



Knight Frank Stratford-upon-Avon
 Bridgeway House, Bridgeway
 Stratford-upon-Avon
 Warwickshire CV37 6YX
knightfrank.co.uk

I would be delighted to tell you more

Will Ward-Jones
 01789 297735
william.ward-jones@knightfrank.com

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.
 Particulars dated May 2024. Photographs and videos dated May 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com





Date: 10 May 2024
Our reference: STR012029359

The Old Vicarage, Temple Grafton, Alcester, B49 6PA

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,600,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

Enc:

William Ward-Jones
Partner, Office Head
+44 1789 206 951
william.ward-jones@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

Your partners in property

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

V4.2 Feb 24